

WARRANTY DEED.

48-254
#2440**Know all Persons by these Presents,****044682**

That I, GREGORY P. KELLY, of Waterville in the County of Kennebec and State of Maine,

in consideration of ONE (\$1.00) DOLLAR and other valuable consideration,

paid by D. ROBERT KELLY, of Torrington in the County of Litchfield and State of Connecticut; and W. Richard Kelly, of Englewood, Florida,

whose mailing address is c/o D. Robert Kelly--88 Toncon Drive--Torrington, Connecticut--06790,

**NO TRANSFER
TAX PAID**

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said D. ROBERT KELLY and W. RICHARD KELLY, their

heirs and assigns forever,

All my rights, title and interest in and to a certain lot or parcel of land with the buildings thereon, situated in Waterville in the County of Kennebec and State of Maine, bounded and described as follows, to wit:-

Beginning at the northwest corner of land formerly of J.H. Hanson, now owned by Coburn Classical Institute, said point being the southwest corner of land of M.W. Bessey and the northeast corner of land of E.C. and A.M. Wardwell; thence westerly in the northerly line of land of said E.C. and A.M. Wardwell ninety-five and five tenths (95.5) feet to the center line of a private way known as Park Place, it being the passway from Park Street to the home of Edith, Philip, Helen and Donald Foster; thence northerly at right angles with the last described line and in the said center line of Park Place forty-four (44) feet; thence easterly at right angles with the last described line and parallel with said northerly line of land of E.C. and A.M. Wardwell ninety-five and five tenths (95.5) feet to land of said M.W. Bessey; thence southerly in the westerly line of said land of M.W. Bessey forty-four (44) feet to the point of beginning.

This being the southerly portion of land conveyed to Herbert G. Foster by Perham S. Heald by Warranty Deed dated, April 16, 1890, and recorded in Kennebec Registry of Deeds in Book 381, Page 244, to which Deed reference may be made, and being the same premises conveyed to Susan B. Webber by Carl C. Jones by his Warranty Deed recorded in Kennebec Registry of Deeds and subject to the reservation of right of way contained in Deed from Edith M. Foster et als, to Carl C. Jones, dated May 26, 1915, and recorded in said Registry of Deeds in Book 545, Page 285 and the same property conveyed to Walter E. Cole by Susan B. Webber by Warranty Deed dated, April 23, 1919, and recorded in said Registry of Deeds in Book 577, Page 82; and being the same premises conveyed to George H. Watts by Warranty Deed of Walter E. Cole, dated March 27, 1925, recorded in said Registry of Deeds in Book 626, Page 228 and from said Watts to Gregory P. Kelly, by Warranty Deed dated, May 14, 1926, recorded in Kennebec Registry of Deeds in Book 632, Page 509.

Meaning and intending to convey the interest that I acquired in the above described real estate by virtue of a certain Warranty Deed in joint tenancy from Gregory P. Kelly to Gregory P. Kelly et als, dated May 28, 1991, recorded in Kennebec Registry of Deeds in Book 3915, Page 39.

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To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said
D. ROBERT KELLY and W. RICHARD KELLY, their

heirs and assigns, to them and their use and behoof forever.

And I do ~~covenant~~ with the said Grantee~~s~~ their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances excepting as may be aforesaid,

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and

that I and my heirs shall and will **warrant and defend** the same to the said Grantee~~s~~ their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said GREGORY P. KELLY,

~~and~~

~~and in presence of the said~~

~~joining in this deed as Grantor, and relinquishing and conveying all rights by descent and otherwise~~

~~in the above described premises,~~ have hereunto set my hand and seal this 30th day of the month of November, A.D. 1993.

Signed, Sealed and Delivered
in presence of

Gregory P. Kelly

Gregory P. Kelly

State of Maine, County of Kennebec, ss. November 30, 1993.

Then personally appeared the above named GREGORY P. KELLY,

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Charles N. Nowfel

Notary Public
Attorney at Law

Printed Name, *Charles N. Nowfel*

RECEIVED KENNEBEC SS.
93 DEC -8 AM 9:00

ATTEST: *Theresa R. Brown*
REGISTER OF DEEDS